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Department of Business Growth and Infrastructure
Bury Council
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20 January 2022

The Met Arts Centre, Derby Hall, Market Street, Bury.

Planning application for the Installation of Photovoltaic Solar Panels to the rear roof of the Building (Planning Portal Reference: PP-10562481).

Dear David,

Further to our recent pre-application correspondence, I have the pleasure on behalf of Bury Council to enclose the planning submission for the installation of photovoltaic solar panels to the rear roof of The Met Arts Centre building. The Planning Portal reference for this application is PP-10562481. The application is being submitted under Regulation 3 of the Town and Country Planning (General) Regulations 1992 to Bury Metropolitan Borough Council in their capacity as the determining authority.

Content of this Application

The following documents form part of this planning submission:

Ref	Title
1.0	Cover Letter (incorporating Design and Access Statement)
2.0	Site Location Plan
3.0	Existing Roof Plan
4.0	Proposed Roof Plan
5.0	Existing Elevations
6.0	Proposed Elevations
7.0	Heritage Assessment Report
8.0	Site Photographs

Site Description and Surrounding Area

The Met Arts Centre (Derby Hall) is a theatre and arts venue located in Bury town centre. The building comprises theatre spaces and a café area and a plant room located on the second floor with a mixture of internal and external plant.

The building has a brick exterior and a pitched roof with slate tiles. The building is designated as a Grade II listed building, which derives essentially from its special architectural and historic interest as a substantial neoclassical civic building. The site also falls within the Bury Town Centre Conservation Area.

Applicant Need and Benefits of Solar Photovoltaics

The applicant (Bury Council) recognises climate change as one of the most pressing issues facing humanity in the 21st century. In response, the Applicant has published a Climate Action Strategy and sets out an objective to fully switch to clean zero carbon energy sources and be carbon-neutral by 2038. The proposed development seeks to support Bury Council in achieving their corporate aspirations to reduce carbon emissions and achieve these targets.

The applicant has experienced a significant reduction in funding over the last 10 years and this has reduced their ability to invest in local communities and services. The proposed development, as part of a larger decarbonisation and renewable energy scheme, would support Bury Council to reduce energy costs across its estate. The efficiency savings achieved by the Council through the reduction in bills can be invested in promoting other areas of civic society.

Solar energy produced through photovoltaic solar panels is widely considered to be one of the most sustainable forms of energy generation and recent technological improvement have significantly increased output levels, making them a viable and sustainable energy generation option. Photovoltaic solar panels do not require fossil fuels to generate electricity and thus do not directly produce carbon emissions. Photovoltaic solar panels also require low maintenance and do not require any fuel input, and therefore have low operational costs whilst providing valuable and clean electricity output.

Proposed Development

The application proposes to install 28 panels with a combined peak capacity of approximately 10.5 kWp to the rear roof of The Met Arts Centre building. The panels will be black and monocrystalline type.

Other associated infrastructure including the inverter, output meter and isolator will be placed within the building in the second floor plant room.

Design and Layout

Panels will be placed upon a rail to form arrays which will be affixed to the roof by solar limpet hooks. These hooks are bespoke to photovoltaic panel installations for natural stone roofs and will avoid the need for the removal or cutting of slates, thus having minimal physical impact upon the fabric of the listed building.

The panels are proposed to be placed on the rear roof in a favorable orientation, to ensure that the panels maximise solar gain and are not visible from the street level along Market Street. This should ensure that the panels do not distract from the historic significance of the listed building and conservation area.

Access

The proposed development does not relate to the access to the building or the site.

Summary

The application seeks planning permission for the installation of photovoltaic solar panels to the rear roof of The Met Arts Centre building. The proposed placement of the panels should ensure that the panels are not visible from the street level. The panels will be affixed by hooks which will effectively sit upon the slate roof and avoid the need for the removal or cutting of slates, thus having minimal physical impact upon the fabric of the listed building.



We trust that the information provided provides sufficient detail to allow for this application to be validated, considered and approved. Should you have any queries or require any further information please do not hesitate to contact me.

Yours Sincerely,

Ishaq Khan MRTPI

AECOM UK Limited